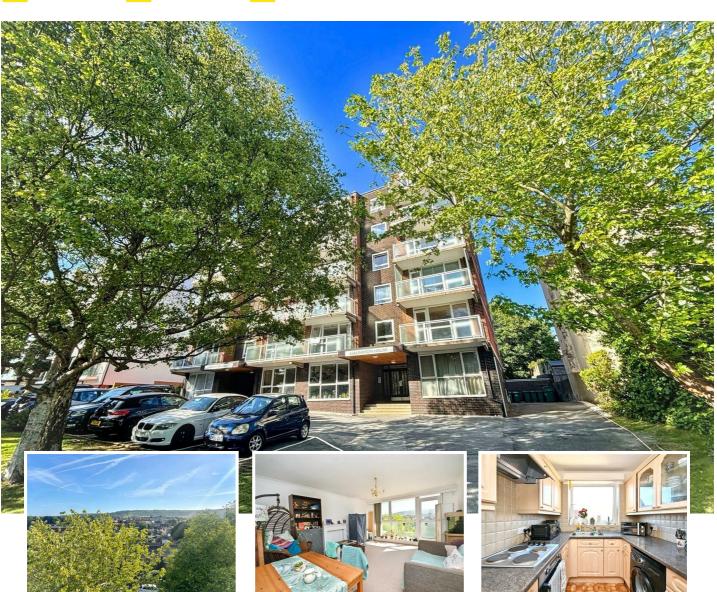


Leasehold







7 Lullington House, Upperton Road, Eastbourne, BN21 1LJ

An extremely spacious 2 bedroom third floor apartment with glorious far reaching views over Eastbourne towards the South Downs and garage. Enviably situated in the Upperton the flat is within comfortable walking distance of Motcombe Village with its local shops and gardens. Providing spacious and well proportioned accommodation the flat benefits from 2 double bedrooms, lounge/dining room with access to the sun balcony, refitted kitchen and shower room/WC. With an extended lease term in excess of 100 years an internal inspection comes very highly recommended.

7 Lullington House, Upperton Road, Eastbourne. BN21 1LJ

Extremely Spacious

£199,950

Main Features Entrance

Communal entrance with security entry phone system. Stairs and lift to

third floor private entrance door to -

Upperton Apartment Hallway

Airing cupboard housing hot water cylinder. Built-in double wardrobe.

2 Bedrooms
Spacious Lounge

• Third Floor 16'0 x 12'8 (4.88m x 3.86m)

Feature fireplace. Night storage heater. Coved ceiling. Double glazed

Spacious Lounge window and door to -

Sun Balcony With Glorious Sun Balcony

Views Towards The South With glorious views over Old Town and the South Downs.

Downs Fitted Kitchen 9'2 x 7'1 (2.79m x 2.16m)

Fitted Kitchen Range of fitted lightwood wall and base units. Worktop with inset single

drainer sink unit and mixer tap. Built-in electric oven and hob. Extractor cooker hood. Space for upright fridge/freezer. Plumbing and space for

• Private Storage Room washing machine. Part tiled walls. Double glazed window to side aspect.

Bedroom 1

Modern Shower Room/WC

• Garage 15'6 x 11'2 (4.72m x 3.40m)

• CHAIN FREE Electric radiator. Coved ceiling. Double glazed window to front aspect.

Double Aspect Bedroom 2

12'9 x 11'9 (3.89m x 3.58m)

Night storage heater. Coved ceiling. Built-in double wardrobe. Double glazed window to rear & side aspects.

Modern Shower Room/WC

White suite comprising shower cubicle. Pedestal wash hand basin. Low level WC. wall mounted electric heater. Frosted double glazed window.

Other Details

There is also a private storage room.

Parking

The flat has a lock-up garage (No. 3) with an up & over door, located to the

rear.

EPC = D

Council Tax Band = C

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

Ground Rent: £48 per annum Maintenance: £760 per quarter

Lease: 136 years remaining. We have been advised of the remaining lease term, we have not seen the lease

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.